161.0	0002	0004.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	656,000 / 656,000
					USE VALUE:	656,000 / 656,000
					ASSESSED:	656,000 / 656,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
142		OAKLAND AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MUGENAST CHRISTIAN/ETAL	
Owner 2:	STANDLEY SHARON	
Owner 3:		
Street 1:	142 OAKLAND AVENUE	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA	Cntry: / Own Occ: Y
Postal:	02476	Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 3,525 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1925, having primarily Wood Shingle Exterior and 1856 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	3525.000	282,600	5,400	368,000	656,000
Total Card	0.081	282,600	5,400	368,000	656,000
Total Parcel	0.081	282,600	5,400	368,000	656,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 353.37 | /Parcel: 353.3

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 161.0-0002-0004.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	282,600	5400	3,525.	368,000	656,000	656,000	Year End Roll	12/18/2019
2019	101	FV	224,700	5400	3,525.	368,000	598,100	598,100	Year End Roll	1/3/2019
2018	101	FV	224,700	5400	3,525.	326,000	556,100	556,100	Year End Roll	12/20/2017
2017	101	FV	224,700	5400	3,525.	273,400	503,500	503,500	Year End Roll	1/3/2017
2016	101	FV	224,700	5400	3,525.	273,400	503,500	503,500	Year End	1/4/2016
2015	101	FV	219,000	5400	3,525.	236,600	461,000	461,000	Year End Roll	12/11/2014
2014	101	FV	219,000	5400	3,525.	228,700	453,100	453,100	Year End Roll	12/16/2013
2013	101	FV	219,000	5400	3,525.	217,700	442,100	442,100		12/13/2012

SALES INFORMATION

TAX DISTRICT:

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DANLY BRUCE G/E	25599-319		8/25/1995		207,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
5/31/2018	MEAS&NOTICE	BS	Barbara S
12/18/2008	Meas/Inspect	163	PATRIOT
12/29/1999	Inspected	276	PATRIOT
11/23/1999	Measured	264	PATRIOT
7/16/1993		MF	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		3525		Sq. Ft.	Site		0	70.	1.49	8									368,025						368,000	

Total AC/HA: 0.08092 | Total SF/SM: 3525 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 368,025 | Spl Credit | Total: 368,000

PRINT

Date	Time
12/11/20	02:39:23

LAST REV

Date	Time
06/19/18	12:12:07

mmcmakin

PAT ACCT. 12581

User Acct	107351
GIS Ref	
GIS Ref	
Insp Date	05/31/18

!12581!

Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	107351
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	3 - Gambrel		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1925	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.35000002
Const Adj.:	1.01989794
Adj $ / SQ:	172.108
Other Features:	75000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	384030
Depreciation:	101384
Depreciated Total:	282646

COMMENTS

SHARED GAR/L PDAS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units:	1		
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	
Other													
Upper													
Lvl 2													
Lvl 1													
Lower													
Totals	RMs:	7	BRs:	3	Baths:	1	HB	1					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

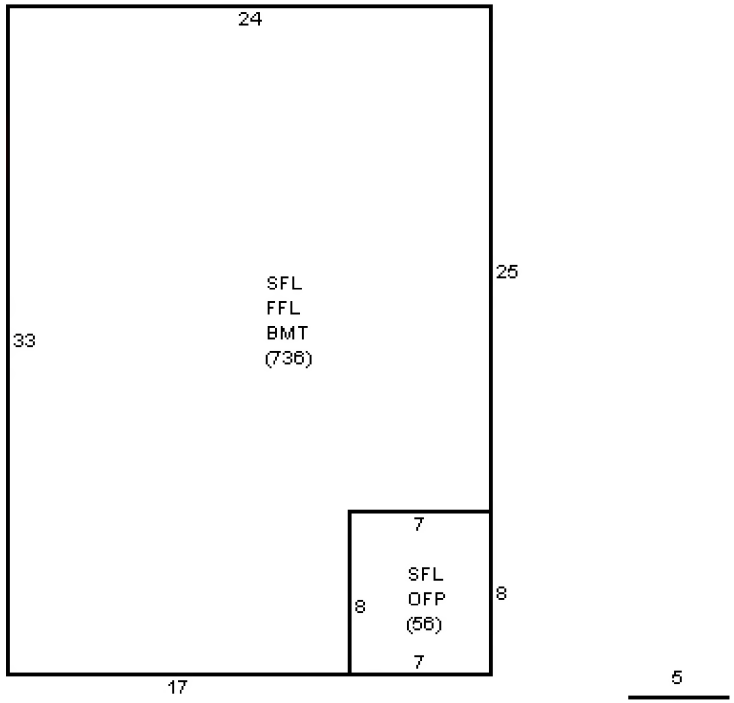
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	172.11
Special Features:	0	Val/Su Net:	123.95
Final Total:	282600	Val/Su SzAd	189.87

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	752	172.110	129,494
BMT	Basement	736	68.410	50,352
FFL	First Floor	736	172.110	126,671
OFP	Open Porch	56	44.880	2,513
	Net Sketched Area:	2,280	Total:	309,030
Size Ad	1488.4000	Gross Are	2320	FinArea 1856

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	A	
SFL	95				

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

161.0-0002-0004.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
4	Garage W/Lof	D	Y	1	20x19	A	AV	1925	23.74	T	40	101			5,400			5,400

More:	N	Total Yard Items:	5,400	Total Special Featues:	Total: 5,400